

**MINUTES
ROSELAND PLANNING BOARD
REGULAR MEETING
JUNE 20, 2016**

CALLED TO ORDER:

Lou LaSalle called the meeting to order at 7:11 p.m. Those present on roll call were:

Louis LaSalle, Chairman
Councilman David Jacobs
Michael Oliveira
Dick Reynolds
Joe LaMonica
Jack A. Gordon
Manny Oliveira
Vincent Loughlin, PB Attorney
Ralph Tango, PB Engineer

Those absent were:

Nancy Sayer
Steve Salvanto, Mayor's Alternate
Mayor John Duthie

SALUTE TO FLAG

STATEMENT OF COMPLIANCE:

In compliance with Chapter 231 of the Public Laws of 1975, notice of this meeting was given by way of annual notice filed with The Progress, The Star Ledger, and the office of the Administrator of Roseland on February 4, 2016 as so certified by the Secretary. Notice has also been posted in a public place in Borough Hall, 19 Harrison Avenue, Roseland, NJ.

APPROVAL OF MINUTES:

The minutes of the Regular Meeting of May 16, 2016.

A motion was made by Mr. Reynolds and seconded by Mr. Gordon to approve the minutes as amended. Roll Call: Reynolds, Yes, Gordon, Yes, LaMonica, Yes, and Manny Oliveira, Yes. The motion was approved 4-0.

RESOLUTIONS TO BE APPROVED:

#15-07 – Roseland Plaza, LLC – Block 44, Lot 12. Resolution of Denial for Preliminary and Final Site Plan approval to add parking, lighting, and fencing located at 184 Eagle Rock Avenue in the B-1 Zone.

Vince Loughlin pulled this resolution because he had misstated the Board's decision as approved; therefore, the resolution is incorrect. The resolution will be corrected and placed on

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the July agenda for approval.

#16-01 – Mountain Development Corp. – Block 34, Lot 2.2. Resolution of Approval for Preliminary and Final Site Plan approval for site modifications and a new exterior building entrance located at 56 Livingston Avenue in the OB-1 & R-2A Zones.

A motion was made by Mr. Reynolds and seconded by Mr. Manny Oliveira to approve the resolution as presented. Roll Call: LaSalle, Yes, Reynolds, Yes, Gordon, Yes, LaMonica, Yes, and Manny Oliveira, Yes. The motion was approved 5-0.

GENERAL BUSINESS:

- a. Discussion of Council Resolution No. 160-2016 regarding authorizing the Planning Board to undertake a preliminary investigation to determine if certain real property located at 85 Livingston Avenue is an area in need of redevelopment.

Vince Loughlin explained the process to the Board. Mr. Gordon asked what prompted this request. Council Jacobs asked if he could discuss the matter. In answering the Councilman Jacobs, Mr. Loughlin stated that the reason for the request should not be discussed here, since, if disclosed may taint the study.

Chairman LaSalle stated that there are issues throughout the town relative to COAH.

A motion was made by Mr. Gordon and seconded by Mr. Michael Oliveira to designate Maser Consulting to undertake a preliminary investigation to determine if certain real property at 85 Livingston Avenue is an area in need of redevelopment. Roll Call: LaSalle, Yes, Michael Oliveira, Yes, Reynolds, Yes, Jacobs, Yes, Gordon, Yes, LaMonica, Yes, and Manny Oliveira, Yes. The motion was approved 7-0.

- b. Vouchers – June Bill List

A motion was made by Mr. Reynolds and seconded by Mr. Gordon to approve the bill list as presented. Roll Call: LaSalle, Yes, Michael Oliveira, Yes, Reynolds, Yes, Jacobs, Yes, Gordon, Yes, LaMonica, Yes, and Manny Oliveira, Yes. The motion was approved 7-0.

ADJOURNMENT:

The meeting was adjourned at 7:28 p.m.

Respectfully Submitted, Gail Tynan, Planning Board Secretary